176.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	663,200 /	663,200
USE VALUE:	663,200 /	663,200
ASSESSED:	663,200 /	663,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS MARTIN
Owner 2:	LIU TONG
Owner 3:	
Street 1:	37 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	37 WILLIAMS ARLINGTON LLC -
Owner 2:	-
Street 1:	101 SCHOOL ST UNIT 4
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains .063 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1104 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2730.000	311,900		351,300	663,200
Total Card	0.063	311,900		351,300	663,200
Total Parcel	0.063	311,900		351,300	663,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 600.72 | /Parcel: 600.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118116
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0003-0007.0

!13734!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,900	0	2,730.	351,300	663,200		Year end	12/23/2021
2021	101	FV	303,700	0	2,730.	351,300	655,000		Year End Roll	12/10/2020
2020	101	FV	303,700	0	2,730.	351,300	655,000	655,000	Year End Roll	12/18/2019
2019	101	FV	231,700	0	2,730.	346,300	578,000	578,000	Year End Roll	1/3/2019
2018	101	FV	156,500	0	2,730.	266,000	422,500	422,500	Year End Roll	12/20/2017
2017	101	FV	156,500	0	2,730.	251,000	407,500	407,500	Year End Roll	1/3/2017
2016	101	FV	156,500	0	2,730.	230,900	387,400	387,400	Year End	1/4/2016
2015	101	FV	147,400	0	2,730.	215,800	363,200	363,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:39:24

LAST REV

Date	Time
10/11/19	09:27:52
apro	

PAT ACCT. 13734

USER DEFINED

Prior Id # 1:	118116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
37 WILLIAMS ARL	71355-82	1	7/23/2018		702,000	No	No		
DENMAN TODD JAM	71013-129	1	5/16/2018	Convenience	1	No	No		
FREKER LOUISE I	70238-168		11/15/2017	Change>Sale	325,000	No	No		
BARTON MADELINE	69785-340		8/17/2017	Convenience	1	No	No		
	12501-37		8/15/1973		24,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2018	12	Inter Fi	96,500	O				
1/3/2018	10	Heat App	9,300	C				
11/21/2017	1559	Inter-De	5,000	C				
9/24/1945	483	Manual	8,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	163	PATRIOT
12/22/1999	Meas/Inspect	243	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2730		Sq. Ft.	Site		0	70.	1.84	6									351,330						351,300	

Total AC/HA:	0.06267	Total SF/SM:	2730	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	351,330	Spl Credit		Total:	351,300

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	90388
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326890
Depreciation:	15037
Depreciated Total:	311853

COMMENTS

LOW BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

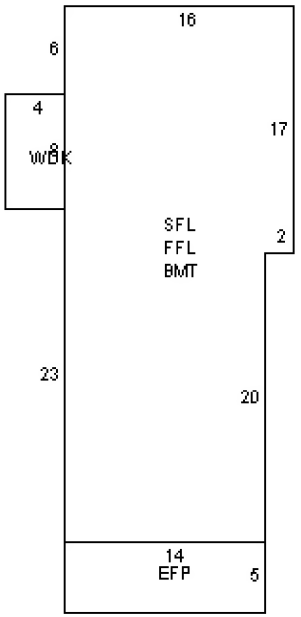
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	177.42
Final Total:	311900	Val/Su SzAd	282.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	552	54.670	30,178
FFL	First Floor	552	182.230	100,592
SFL	Second Floor	552	182.230	100,592
EFP	Enclos Porch	70	66.110	4,628
WDK	Deck	32	16.000	512

Net Sketched Area:	1,758			Total:	236,502
Size Ad	1104	Gross Area	1758	FinArea	1104

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

176.0-0003-0007.0